031.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	967,400 / 967,400
					USE VALUE:	967,400 / 967,400
					ASSESSED:	967,400 / 967,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		ADAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOXER LAWRENCE A
Owner 2:	GOODMAN JOAN
Owner 3:	
Street 1:	24 ADAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ORCHESTRATED MEDIA LLC -
Owner 2:	-
Street 1:	54 BRANTWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Vinyl Exterior and 1683 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4950.000	506,600	6,000	454,800	967,400
Total Card	0.114	506,600	6,000	454,800	967,400
Total Parcel	0.114	506,600	6,000	454,800	967,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 574.81 /Parcel: 574.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 21666

GIS Ref

GIS Ref

Insp Date 11/03/17

!2591!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	506,600	6000	4,950.	454,800	967,400		Year end	12/23/2021
2021	101	FV	492,300	6000	4,950.	454,800	953,100		Year End Roll	12/10/2020
2020	101	FV	492,400	6000	4,950.	454,800	953,200	953,200	Year End Roll	12/18/2019
2019	101	FV	373,900	6000	4,950.	483,200	863,100	863,100	Year End Roll	1/3/2019
2018	101	FV	384,300	6000	4,950.	352,500	742,800	742,800	Year End Roll	12/20/2017
2017	101	FV	384,300	6000	4,950.	307,000	697,300	697,300	Year End Roll	1/3/2017
2016	101	FV	384,300	6000	4,950.	261,500	651,800	651,800	Year End	1/4/2016
2015	101	FV	357,800	6000	4,950.	255,800	619,600	619,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:44:26

LAST REV

Date	Time
06/05/18	08:18:40
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2591

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORCHESTRATED ME	62873-537		11/1/2013		755,000	No	No		
OSKIN CATHERINE	61954-352		6/5/2013	Change>Sale	575,000	No	No		
OSKIN BENJAMIN	51992-325		12/19/2008	Family	99	No	No		
OSKIN BENJAMIN	51897-347		11/17/2008	Family	99	No	No		
OSKIN BENJAMIN	50105-24		9/14/2007	Family		No	No		
OSKIN BENJAMIN	9469-431		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2018	420	New Wind	9,950					
6/17/2013	872	Re-Roof	10,500					
6/5/2013	805	Redo Kit	46,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	Inspected	PH	Patrick H
10/7/2017	TTL REFUSAL	HS	Hanne S
4/15/2014	Measured	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
7/11/2013	Info Fm Prmt	EMK	Ellen K
4/22/2009	Measured	372	PATRIOT
2/17/2000	Measured	268	PATRIOT
8/9/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21666
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27388585
Const Adj.:	0.98990101
Adj $ / SQ:	170.238
Other Features:	99000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	531003
Depreciation:	24426
Depreciated Total:	506577

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

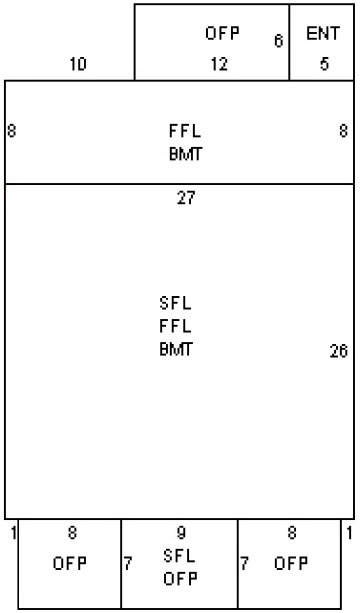
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	205.99
Special Features:	0	Val/Su Net:	176.03
Final Total:	506600	Val/Su SzAd	301.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	918	51.070	46,883
FFL	First Floor	918	170.240	156,278
SFL	Second Floor	765	170.240	130,232
OFP	Open Porch	247	22.950	5,668
ENT	ENTRY	30	26.130	784
	Net Sketched Area:	2,878	Total:	339,845
Size Ad	1683	Gross Area	2878	FinArea 1683

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

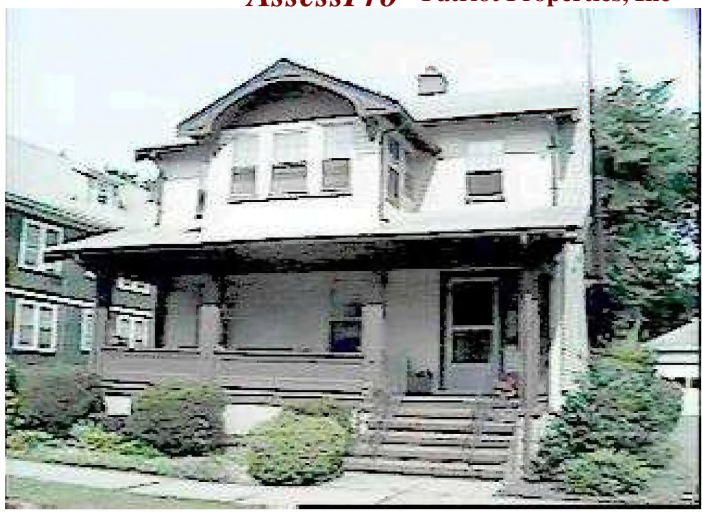
SPEC FEATURES/YARD ITEMS

PARCEL ID

031.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1921	21.25	T	30	101			6,000			6,000

More: N | Total Yard Items: 6,000 | Total Special Featues: | Total: 6,000

IMAGE

AssessPro Patriot Properties, Inc